



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: PRIOR APPROVAL

Applicant:

Mr A Byatt c/o JMI Planning, 62 Carter Street, Uttoxeter,
Staffordshire, United Kingdom, ST14 8EU

Officer: Tracey Lunn

Our Reference: SMD20250041DET

District Reference: DET/2025/0041

Date Received: 09-Oct-2025

Date Responded: 24-Oct-2025

Particulars of Development:

Application to determine if prior approval is required for a proposed conversion of an agricultural building to two dwellings

Location of Development:

FAR LAKES FARM Shaw Wall Lane, Whiston

Recommendation Summary: Conditional

Site Visit Conducted on: 21-Oct-2025

Personal Injury Records;

Current records show there were no Personal Injury Collisions on Shaw Wall Lane within 215 metres either side of the property between 31/12/2020 and 30/12/2023.

Background;

The property is located on Shaw Wall Lane (Road No. C0064) a C classified road with a speed limit of 60 mph. There are no footways or system of streetlights along Shaw Wall Lane.

Public right of way footpath Ipstones 50 runs to the north of the site and converges with the farm/site access onto Shaw Wall Lane.

Proposal;

Application to determine if prior approval is required for a proposed conversion of an agricultural building to two dwellings.

Comments on Information submitted:

The application is to determine if prior approval is required for a proposed change of use of an agricultural building to form 2 x 2-bedroom dwellings.

Access:

Access to the site is an existing shared access. It was noted at the site visit that the surface material at the access was loose gravel and concrete, this would benefit from resurfacing from the rear edge of the carriageway back for 5m.

It was also noted that gates are currently installed at the access to the site. To prevent vehicles standing on the highway whilst drivers open and close the gates the gates should be left permanently open or removed.

Parking:



Staffordshire Moorlands Parking Standards state: Detached/Semi-detached property of up to 3 bedrooms will requires 2 spaces (2.4 x 4.8m each space) for residents and visitors.

Submitted plan titled Proposed Block Plan shows parking and turning for 4 vehicles and therefore meets with the Parking Standards requirements for 2 x 2-bedroom dwellings.

I have no objection to the proposal (application number DET/2025/0041) subject to the following conditioned.

The development hereby permitted shall not be brought into use until the parking, servicing and turning areas have been provided in accordance with the approved plan titled Proposed Block Plan. The parking, turning and servicing areas shall thereafter be retained unobstructed as parking, turning and servicing areas for the life of the development.

The development hereby permitted shall not be brought into use until the existing vehicle access point rear of the public highway has been surfaced and thereafter maintained in a bound and porous material for a minimum distance of 5m back from the site boundary in accordance with details to be first submitted to and approved in writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

The access gates shall remain open or removed.

REASONS

To comply with NPPF; to comply with SMDC Core Strategy Policy DC1 and T1; in the interests of highway safety.

Note to Planning Officer;

Reconstruction of the existing vehicle access point would be appropriate for a residential use but would benefit all uses of the access.

The red outline plan does not connect with the adopted highway.

Public right of way footpath Ipstones 50 runs to the north of the site and converges with/shares the farm/site access onto Shaw Wall Lane. It is noted that Staffordshire County Council Public Right of Way Team have not been consulted regarding the proposal.

The location for the proposed residential dwelling is not in a sustainable transport location or an existing community. By this I mean the location is not lit and has no amenities such as a local shop or access to any medical or educational facilities. All trips to such facilities are more than likely to be made via a private car due to there being no footway provision on Shaw Wall Lane.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority